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**Coldwell Banker Residential Real Estate's Roger Pettingell Lists  
Sarasota Bay-front estate, Villa Azzura, for \$3.495 Million**

*Three-story Tuscan villa overlooks Ca' d'Zan and The Ringling Museum to the east, Longboat Key to the west.*

**LONGBOAT KEY, FL** (September 18, 2015) — Coldwell Banker Residential Real Estate sales associate [Roger Pettingell](#), of the Longboat Key office, has just listed an exceptional property – a 3-story, Tuscan-style estate on an approximately 1/3-acre waterfront lot at 309 Ringling Point Drive, featuring unobstructed views across Sarasota Bay.

The home was designed to maximize the spectacular views, which include John and Mabel Ringling's historic Ca' d'Zan mansion – a Sarasota cultural landmark – Longboat Key and the sparkling waters of Sarasota Bay. Nearly every room in the 7,000-square-foot estate showcases the breath-taking vistas.

“This is the pinnacle of Sarasota living,” commented Pettingell. “The water, the Key, Ringling – it's literally all right outside the door. And on top of this picture-perfect setting, you have an absolutely magnificent home.”

The home is located on the exclusive Ringling Point Drive, just minutes to Sarasota's vibrant downtown, and is surrounded by lush, tropical vegetation. Double mahogany front doors welcome visitors inside, where exquisite attention to detail and exceptional design create an interior as impressive as the view.

Extensive woodwork, polished Jerusalem stone and mahogany wood floors, fluted ionic-capped columns, Tuscan molding, pilasters and a mahogany-mantel fireplace with rojo coralito marble and gold-leaf accents are among the many classic elements. The double-story living room and formal dining room are highlighted by multiple sets of double French doors that lead out to an open balcony and showcase the expansive waters of Sarasota Bay.

Additional spaces in the home include a gourmet kitchen with two of each high-end appliance, European cherry cabinetry and granite counters with full granite backsplash; 1000-bottle wine storage; exercise room; second-floor guest wing with two bedrooms and bath; and a luxurious master suite with fireplace, Schonbeck chandelier and Murano sconces, and two sets of French doors leading to an open balcony overlooking the water.

Outdoor living is focused bay-side and features more than 2,300 square feet of balcony and terrace space. The multi-level pool terrace includes a lap pool, Jacuzzi and 18"-depth wading pool surrounded by brick pavers, with an outdoor shower and outside pool bath conveniently nearby.

Additional outstanding features of the home include an 8-car garage, 145' of seawall and an assigned large-boat dock in the protected Ringling Point Drive boat basin.

The home is being presented for \$3.495 million by Roger Pettingell. Pettingell is the #1 Realtor® in Sarasota County by sales volume. He has been the #1 Realtor in Sarasota and Manatee counties combined for the past five years. He recently completed his 60th REALTALK™ video for his [YouTube channel](#), in which he discusses the Sapphire Shores area of Sarasota in which this home is located.

For more information on 309 Ringling Point Drive, please see the [property listing](#).

**About Coldwell Banker Residential Real Estate:**

Coldwell Banker Residential Real Estate is a leading full-service residential real estate brokerage company with more than 85 offices and 5,100 sales associates serving the communities of Central Florida, Flagler, Brevard, Palm Beach, Southeast Florida, Southwest Florida and Tampa Bay. Worldwide, the Coldwell Banker network includes 3,000 offices with nearly 86,000 sales associates. Every day, Coldwell Banker Residential Real Estate properties are exposed to 16 million buyers on more than 725 high-traffic websites. For more information or to view local listings, visit [ColdwellBankerHomes.com](#). To learn more about a career in real estate or affiliating with Coldwell Banker, visit [JoinCBToday.com](#). Coldwell Banker Residential Real Estate is a subsidiary of NRT LLC, the nation's largest residential real estate brokerage company.

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